effect, it shall be lawful for the building owner to require a survey, certificate, and award, authorizing the execution of such reparation or rebuilding, according to the provisions in that behalf s. 25.

JUSTICE OF THE PEACE (the expression) to mean a justice of the peace for the county, division, or liberty within which a building or other subject-matter, or any part thereof, is situate; unless it be situate within the city of *London* or the liberties thereof, in reference to which any matter or thing elsewhere required or authorized to be done, either by one or by two or more justices of the peace, may be done, either by the lord mayor of the city of *London*, or by any one, two, or more justices of the peace for the said city; or unless the subject-matter be situate in the district of any police-court of the metropolis, in reference to which any matter or thing elsewhere required or authorized to be done by two or more justices may be done by one magistrate. s. 7.

Justices of the peace to appoint, alter, and change as they deem fit (subject to the approval of the principal Secretary of State) the districts and district-surveyors under this Act. s. 64. See *Districts, also District-Surveyors.*

Justices. The official referees to represent to, if they think *any district too extensive*, and to send them *a copy of the Register of Notices relating thereto.* s. 75.

Justices, viz.—The lord mayor and aldermen of the city of London, with reference to the city of London and the liberties thereof, and the justices of the peace in their General Quarter Sessions respectively, or any adjournment thereof, with reference to their respective counties, are at any time after this Act shall come into operation, and from time to time, subject, nevertheless, to the consent of one of her Majesty's principal Secretaries of State, to nominate and appoint as surveyors discreet persons, of the full age of thirty years, and properly educated and skilled in the art and practice of building. s. 65.

Justices of peace. Within one calendar month after vacancy in any district by the death or removal of any surveyor, the lord mayor and aldermen, or the justices of the peace in General Quarter Sessions or any adjournment thereof, shall appoint a successor; —and in the meantime the official referees shall direct the surveyor of any one or more of the other districts to perform the duties of surveyor for the vacant district, or if no district-surveyor can be spared from his own district, appoint some other competent person duly qualified;—and every such surveyor shall receive the fees payable in respect of the services so performed by him. s. 74.

Justice of peace, no district-surveyor, or assistant or deputy surveyor, may act as, in the same county. s. 68.

Justices, lord mayor, and aldermen, district-surveyors to hold office only during the pleasure of. s. 67.

Justices of peace for counties to approve of in quarter sessions of situation of district-surveyor's office, in public, central parts of districts. s. 72.

Justices of peace for counties and lord mayor and aldermen of the city of London shall, if any surveyor demand or wilfully receive any higher fee than he shall be entitled to under this Act, or if in his capacity of surveyor he receive a fee for any act or omission in respect of which he is not entitled to receive any remuneration, or if he refuse to refund any fee wrongfully received by him in respect whereof the official referees shall have made an order to that effect, or if at any time he wilfully neglect his duty, or behave himself negligently or unfaithfully in the discharge thereof, if any person present to them a complaint in writing, under his hand, or to the Court of Quarter Sessions having jurisdiction over the district for which such surveyor shall act for the time being, at any sessions of the peace, quarter or general, either original, intermediate, or adjourned, and which complaint shall set forth the nature and particulars of the offence charged by the complainant against any such surveyor;—and the said lord mayor and aldermen or Court of Sessions, as the case may be, shall by order of Court appoint a time for hearing the said complaint, and a copy of which order and of the said complaint shall be served by or for the said complainant on the said surveyor 10 days at the least before the time appointed for the hearing of such complaint;—and the said surveyor shall appear before the lord mayor and aldermen or Court of Sessions as the case may be, at the time and place so appointed for hearing the said complaint, to answer the same:—and if, upon the hearing of the complainant and of the surveyor, and the evidence respectively produced by or for them, it shall appear unto the said lord mayor and aldermen or Court of Sessions, as the case may be, that such complaint in whole or in part is well founded, then the said lord mayor and aldermen, or the said Court of Quarter Sessions, as the case may be, shall either fine such surveyor in such sum of money not exceeding 50*l.* as they shall think fit, or discharge him forthwith from his said office;—and if for any such cause such surveyor be discharged, he shall be incapable of being again appointed a surveyor for the purposes of this Act. s. 79.

Justice of peace, the district-surveyor is to give information to, if within 36 hours after notice, the occupier, or other person interested in a building, do not begin to take down or secure a chimney-shaft, chimney-pot, or other thing thereon, or the eaves, or parapet or coping, or slates or tiles on the roof, or any projection from the front walls of any building in danger of falling, and as soon as the nature of the case will admit, complete such taking down or securing of the same;—and thereupon it shall be the duty of such justice of the peace to proceed to cause such chimney-shaft, chimney-pot, or other thing thereon, or the eaves, or parapet or coping, or slates or tiles on the roof, or projection from the front [*or side*] wall of such building as shall be considered by such surveyor in danger of falling, to be forthwith taken down or secured;—and if there be no occupier or known owner, then it shall be lawful for such justice to direct that the reasonable expenses, to be certified by the official referees, be paid by the overseers of the parish or place in which such building shall be situated;—and if thereafter the owner of such building become known, or if the building become occupied, then the overseers of the poor are to recover the amount of such expenses from such owner or from such occupier as in the case of ruinous buildings;—and, if within the time limited the occupier, or some other person interested in such building, do not take down or secure the same, then for every day during which the same shall so remain unrepaired or not sufficiently secured such occupier, or the owner if there be no occupier, shall forfeit and pay a sum not exceeding 5*l.*; and such occupier or owner shall also pay the surveyor's fees, and all other costs, charges, and expenses attendant upon any such taking down or securing the building; and all such surveyor's fees, and other costs, charges, and expenses, may be recovered and levied in the same manner as such penalty. s. 43.

Justices of peace, if upon builders being summoned by district-surveyors they do not appear, are to issue warrants to compel their attendance, and if they fail to enter into recognizances to amend the work, they are to be committed to gaol till they do enter thereinto; or till the building is amended, and expenses and costs are paid;—justices may order district-surveyor or other persons to demolish irregular buildings, sell materials, and pay costs, charges, and expenses,—return surplus to such owner as official referees shall direct, and to recover deficiency, if any, from occupier. s. 18.

Justice of peace, if, on tender of a receipt, to any builder, owner, or occupier liable to pay any fee, he shall refuse to pay the same to a district-surveyor, is to summon the party complained of in the first instance, and if he do not appear, or if he fail to satisfy the justice as to the refusal of payment as aforesaid, such justice to issue his warrant to levy the amount of such fee by distress and sale of the goods and chattels of the party so refusing, in like manner as poor's rates are by law recoverable, and if such fee be paid by the occupier, he shall be entitled to recover the amount thereof from the owner: But *if the work* in respect of which such fee shall become payable *have not been done in every respect agreeably to the directions of this Act, it shall not be lawful for any surveyor to receive such fee*: and *if he receive it*, then, upon application to the official referees by any party interested in the building in respect of which such work shall have been executed, and upon its appearing that such fee has been received wrongfully, it shall be lawful for such official referees, and they are hereby authorized (if they think fit) to order the said surveyor to refund such fees. s. 77.

Justices, two, may levy by distress on goods of owner or occupier, present or future, the amount of deficiency after the sale of materials, to defray the expense of surveys, appeal, boarding, repairing, securing, and pulling down ruinous buildings. s. 42.

Justices may fine, and, in default, commit to gaol, workmen, labourers, or servants. See *Penalty.*

Justices of Peace may fine not exceeding 100*l.* per day, persons who occupy or use buildings in Schedule D, Part I. before certified or authorized by the official referees for use. s. 16. See *Supervision, special.*

Justices to fine persons occupying or using buildings of the first rate of the second class, and of the third or public building class, before duly certified by the official referees, or in default thereof, before the lapse of certain time. See *Penalties for use, Official referees,* and *Architect or builder.*

Justices of peace may summon defaulters under any award, certificate, or other proceedings; issue warrant of distress, and, if levy be insufficient, commit to prison. s. 102. See *Awards, recovery of money under.*

K.

KENSINGTON parish included within the operation of the Act. s. 3.

KENT, the county of, to contribute by way of rate, annually, the sum of 80*l.* towards the expenses of the official referees and registrar. s. 96.

L.

LABOURERS may be fined, and in default, be committed to gaol. See *Penalty.*

LAMBETH parish included within the operation of the Act. s. 3.

LANE, for meaning of, see *Street.*

LEA (the River). No extra extension of 200 yards from the boundaries of parishes under the operation of the Act, to apply to the eastern boundary, next the River Lea. s. 3.

LEASES and AGREEMENTS, building, modification of existing. See *Building leases, &c.*

Leases, repairs under. See *Chimneys, ruinous.*

LEASEHOLDER. s. 50. See *Expenses of works.*

LEE parish (Kent) included within the operation of the Act. s. 3.

LESSEES and TENANTS under any existing lease or agreement, on giving 14 days' notice to lessors and other owners of their intention, may require the official referees to ascertain what loss, present and prospective, has been occasioned by the observance of the provisions of this Act, and *having regard to the respective terms and interests of the lessee or tenant, the lessor and other owners* of such building, and having regard to *any profit, benefit, or advantage* which may have *accrued to such lessee or tenant since the execution of such lease or agreement*, and which may appear to the said official referees not to have been in the contemplation of the parties to such lease or agreement at the time of such execution thereof as aforesaid, to determine *whether* he is *entitled* to any and what *compensation*, whether by payment of money or reduction of rent, or both, or otherwise;—and on the receipt of such *requisition*, and on *proof of due notice* thereof having been given to the lessor and other owners of such building, the official referees to proceed to ascertain if any and what loss has been so occasioned, and, having regard, as aforesaid, to such terms and interest as aforesaid, and to such profit, benefit, or advantage as aforesaid, to determine if any and what compensation as aforesaid is to be paid in respect thereof, and by whom the same is to be paid, and in what proportions;—and their decision in the matter shall be final. s. 10.

LESSORS and other OWNERS to have 14 days' notice before the application of lessees and tenants to the official referees to award compensation for loss in complying with the Act, or in modifying any existing building-lease or agreement. s. 10.

LETTING as separate dwellings under-ground rooms and cellars. See *Lowermost rooms.*

LEVY, on goods of owner or occupier, present or future, two justices may, the amount of deficiency after sale of materials, to defray the expense of surveys, appeal, boarding, repairing, securing, and pulling down ruinous buildings. s. 42.

LEWISHAM parish included within the operation of the Act. s. 3.

LOBBIES of 3rd class buildings, floors of must be fire-proof. Schedule C, Part VI.

LOCAL jurisdiction. See *Officers, having, &c.*

LONDON, city, liberties, and suburbs of, to contribute annually 100*l.* towards the expenses of the official referees and registrar. s. 96.

LORD MAYOR and ALDERMEN to appoint, alter, and change as they deem fit (subject to the approval of the principal Secretary of State) the districts and district-surveyors within the city and liberties of London. s. 64. See *Districts.*

Lord Mayor and Aldermen to approve of public situation of district-surveyors' offices for the city of London. s. 72.

Lord Mayor and Aldermen, proceedings of relative to ruinous buildings. See *Ruinous buildings.*

Loss and inconvenience (great), in case of by compliance with the provisions of the Act, on rebuilding upon old sites, the *Commissioners of Works and Buildings* have power, after the *report of the official referees*, to permit modification, except with regard to heights and thicknesses of walls. s. 12.

LOWERMOST rooms of houses, *being rooms of which the surface of the floor is more than 3 feet below the surface of the footway of the nearest street or alley*, and *cellars*—of buildings hereafter to be built or rebuilt: If any such room or cellar be used or intended to be used as a separate dwelling, then the floor thereof must not be below the surface or level of the ground immediately adjoining thereto, unless it have an area, fire-place, and window as required for rooms and cellars of existing buildings let separately and used as a separate dwelling, and unless it be properly drained. And every such lowermost room or cellar in any existing building used or intended to be used as a separate dwelling must have an area not less than 3 feet wide in every part, from 6 inches below the floor of such room or cellar to the surface or level of the ground adjoining to the front, back, or external side thereof, and extending the full length of such side. And such area, to the extent of at least 5 feet long and 2 feet 6 inches wide, must be in front of the window of such room or cellar, and must be open, or covered only with open iron gratings. And there must be made for every such room or cellar an open fireplace, with proper flue therefrom. And there must be a window-opening of at the least 9 superficial feet in area, which window-opening must be fitted with a frame filled in with glazed sashes, of which at the least 4½ superficial feet must be made to open for ventilation. Schedule K.

M.

MANSION-HOUSE, the, is under special supervision. Schedule B, Part I.

MANUFACTORIES. See *Chimney-shafts.*

MASCULINE gender, when used in this Act, to apply also to the feminine gender. s. 2.

MATERIALS, questions relative to, official referees are to decide, being thereto required in writing. s. 82.

Materials of ruinous buildings, sale of. See *Ruinous buildings.*

MEANING and construction of terms used in this Act. s. 2.

MERCHANDIZE, damage to, to be made good by neighbouring party whose building may fall thereon. See *Chimneys, ruinous.*

METROPOLITAN Police. See *Awards, recovery of money under.*

MEWS, for meaning of the term, see *Street.*

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